043.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,400 / 896,400
					USE VALUE:	896,400 / 896,400
					ASSESSED:	896,400 / 896,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109	-111	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGARIS CHRIS J & EVA J
Owner 2:	
Owner 3:	
Street 1:	3 HILLCREST ROAD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,308 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4308.000	457,000		439,400	896,400
Total Card	0.099	457,000		439,400	896,400
Total Parcel	0.099	457,000		439,400	896,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.13 | /Parcel: 359.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30246
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3656!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,200	0	4,308.	439,400	896,600	896,600	Year End Roll	12/18/2019
2019	104	FV	355,200	0	4,308.	466,900	822,100	822,100	Year End Roll	1/3/2019
2018	104	FV	355,200	0	4,308.	340,500	695,700	695,700	Year End Roll	12/20/2017
2017	104	FV	332,900	0	4,308.	296,600	629,500	629,500	Year End Roll	1/3/2017
2016	104	FV	332,900	0	4,308.	252,700	585,600	585,600	Year End	1/4/2016
2015	104	FV	296,200	0	4,308.	247,200	543,400	543,400	Year End Roll	12/11/2014
2014	104	FV	296,200	0	4,308.	203,200	499,400	499,400	Year End Roll	12/16/2013
2013	104	FV	308,400	0	4,308.	193,300	501,700	501,700		12/13/2012

PRINT

Date	Time
12/10/20	18:51:02

LAST REV

Date	Time
04/26/19	13:14:12
apro	
3656	

USER DEFINED

Prior Id # 1:	30246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 3656

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11676-512		5/12/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2010	375	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
3/31/2000	Inspected	263	PATRIOT
3/1/2000	Measured	268	PATRIOT
3/1/2000	Mailer Sent		
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4308		Sq. Ft.	Site		0	80.	1.27	1									439,392						439,400	

Total AC/HA: 0.09890 | Total SF/SM: 4308 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 439,392 | Spl Credit | Total: 439,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11916888
Const Adj.:	0.97757620
Adj $ / SQ:	185.992
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620880
Depreciation:	163912
Depreciated Total:	456968

COMMENTS

1 GAS, 1 OIL= STEAM..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

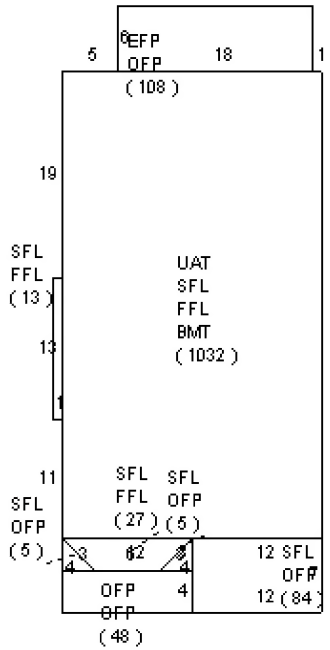
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,166	185.990	216,867
FFL	First Floor	1,072	185.990	199,384
BMT	Basement	1,032	55.800	57,583
OFP	Open Porch	298	21.540	6,420
UAT	Upper Attic	258	130.190	33,590
EFP	Enclos Porch	108	51.260	5,536

Net Sketched Area:	3,934			Total:	519,380
Size Ad	2238	Gross Are	4708	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.99
Special Features:	0	Val/Su Net:	116.17
Final Total:	457000	Val/Su SzAd	204.20

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	